

**Village of Hamilton
Planning Board
7:00pm
Regular Meeting of September 27, 2012**

APPROVED MINUTES

Present: Acting Chairman Jerry Fuller; Members: Morgan Larson, Ben Eberhardt, and Julie Dudrick; CEO Paul McGinnis; Trustee Dominick Pangallo; Attorney Jim Stokes.

Public Present: Denise Dinski, Chenango Nursery School; Chuck Fox, 17 College Street.

Acting Chairman Fuller called the meeting to order at 7:05 p.m.

Approval of Agenda: Preliminary parking discussion for 18-20 Eaton Street was added to tonight's agenda. The agenda was approved as amended.

Approval of Minutes: Regular Meeting of August 23, 2012:

Changes requested:

1. 9 Eaton Street-change Wayne's property to Wayne's Market Place
2. 9 Eaton Street- add "no vehicular access to 9 Eaton Street parking lot shall be made directly off of Eaton Street."
3. T&J Brauer Holding-delete closest to VJ's

A **motion** was made by Acting Chairman Fuller to accept the August 23, 2012, minutes as amended. The **motion** was seconded by Member Eberhardt and unanimously carried.

A **motion** was made by Member Eberhardt thanking Chairman McVaugh for his 25 years of service on the Planning Board. The **motion** was seconded by Member Larson and carried.

The Board welcomed newest member Julie Dudrick.

Trustee Pangallo updated the Board on the proposed sound ordinance.

The Board briefly discussed a moratorium on allowing head shops in the Village.

Unfinished Business

9 Eaton Street, Special Permit for Parking Lot: Nothing new to report.

Good Nature Brewing: No action taken. Sound panels have not arrived.

Chenango Nursery School-Special Permit Modification: Ms. Dinski brought in lighting specs/photometrics for the Board to review as requested. The Board reviewed drawings FA-1, L101, and E-000, from QPK, all dated 8/20/2012. The Board reviewed a document from the engineer regarding their concerns with drainage. There has been no word from the school regarding the right of way. A **motion** was made by Member Larson to approve the amended site plan for CNS, referencing drawings FA-1, L-101, and E-000, from QPK, all dated 8/20/2012, project #21194.00, the document regarding drainage dated 9/13/12, and Member Larson amended to add: this is an unlisted action, requiring no other agencies, with no adverse environmental impact. The **motion** was seconded by Member Eberhardt and carried.

Charles Fox-SP for Boarding House-17 College Street: CEO McGinnis reported the house passed the group residence inspection. The floor plan has six bedrooms. The minimum square footage for a bedroom is 70sq.ft, which all are. The parking spaces square footage is too small and will need to be increased for each of the six spaces. Screening is not required in the I2. There is no setback requirement. A **motion** was made by Acting Chairman Fuller that this is an unlisted action, involving no outside agencies, with no adverse environmental impact. The **motion** was seconded by Member Eberhardt and carried. A **motion** was made by Member Eberhardt to approve the site plans and special permit presented by Chuck Fox for 17 College Street, dated 8/21/12, for six occupants, contingent on submitting a revised parking plan for six spaces to CEO McGinnis, hard stand surface not less than nine feet in width, minimum of 180 sq ft, depicted on site plan. The **motion** was seconded by Member Larson and carried.

T&J Brauer Holding: A **motion** was made by Member Larson to readopt and ratify the findings at the August meeting now that we received the Madison County determination. The **motion** was

seconded by Acting Chairman Fuller and carried.

Preliminary Discussion of 18-20 Utica Street Parking: The Board started their discussion of the parking issue that is anticipated if the proposed museum is approved downtown. Parking Codes were reviewed and Code 174.60 was referenced.

The next meeting will be **October 25, 2012**, at 7:00pm, at the Village Courthouse.

There being no further business to come before the Planning Board, Member Larson made a **motion** to adjourn. The **motion** was seconded by Member Fuller and unanimously carried. The meeting was adjourned at 8:40p.m.

Respectfully submitted,
Kim Taranto